



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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Memorandum

Date: April 18, 2022

To: Richard Conescu, Chair, & Members, Zoning Board of Adjustment

From: Timothy J. Thompson, AICP, Community Development Director

Subject: **Jonathan Chasseur (petitioner/owner)** - Variance under section 3.05 of the Zoning Ordinance to permit the construction of a garage 4 feet from the side property line whereas 15 feet is required. The parcel is located at 6 Lorraine Road in the R-4 (Residential, by soils) District. Tax Map 2B, Lot 316. Case # ZBA 2022-11.

The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

Background

The subject parcel, Map 2B, Lot 316, is approximately 0.459 acres in size and is located at 6 Lorraine Road in the R-4 (Residential, by soils) District. The site is currently a single family dwelling (constructed in 1973) located on a legal non-conforming lot. The lot is abutted by other single family residential uses. The site has access to water from Merrimack Village District and municipal sewer.

The petitioner seeks to permit the construction of a garage 4 feet from the side property line whereas 15 feet is required.

Standard of Review

It is the burden of the petitioner to demonstrate that the five criteria for the granting of the variance under Section 3.05 of the Zoning Ordinance to permit the construction of a garage 4 feet from the side property line whereas 15 feet is required, are met.

*Staff notes that it appears the petitioner has given incomplete responses to the criteria in the application package. Staff reminds the Board that the **petitioner**, and **not the Board**, is responsible for presenting the findings in order for the Board to make a decision. It is not the Board's role to assist a petitioner to develop findings for the variance criteria.*

Ec: Jonathan Chasseur, Petitioner/Owner
Building Department Staff
John Manuele, Fire Marshal
Merrimack Village District

Cc: Zoning Board File